

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10746 American Oil Company, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried with Mr. Hatton dissenting and Mr. Scrivener not participating, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - August 13, 1971

ORDERED:

That the appeal for variance from rear yard requirements of C-2-A District to permit one story rear addition to existing gas station at 7605 Georgia Avenue, N. W., lot 824, Square 2961 be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The property is improved with a three (3) bay service station under Certificate of Occupancy No. B-65464.
3. The appellant proposes to construct a one story rear addition to the existing gasoline station (See Exhibit 2).
4. The proposed rear addition will extend to the existing retaining wall. Beyond the retaining wall is a parking lot which serves an adjoining apartment building. The parking lot abuts an alley. The proposed rear addition will be used for storage.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar

Appeal No. 10746
Page 2
August 13, 1971

and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.